



Public Comment

EDC COB <edc.cob@edcgov.us>

Fwd: Vote No on Vineyards Rezone: Traffic Safety Hazard

2 messages

Debra Ercolini <debra.ercolini@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Feb 24, 2020 at 1:11 PM

----- Forwarded message -----

From: **Heidi Timms** <jhtimms@gmail.com>

Date: Mon, Feb 24, 2020 at 1:08 PM

Subject: Vote No on Vineyards Rezone: Traffic Safety Hazard

To: The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, <edccob@edcgov.us>, <debra.ercolini@edcgov.us>

Dear BOS,

Re: Public Comment for the Vineyards – File number 19-1524

The developer is stating that there is no public opposition to this project. This note serves as public opposition. We are asking that you kindly DENY the request to a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC;

Malcolm Dixon includes two ONE LANE historic bridges that will become a safety hazard for residents if this development is rezoned. Malcolm Dixon was not intended to be a high traffic zone. The one lane bridge at Allegheny is already used as a cut-through for people traveling to Marina Village School from Fairchild and Serrano. I have had many near-miss accidents on Allegheny as people crossing the bridges are supposed to allow one car at a time to pass safely. The increased traffic will not only come from the increased amount of homes with a rezone, but it will come from gardeners, Amazon trucks, more school busses, visitors and more etc. The traffic problem will truly snowball!

I will also add that Malcolm Dixon also has signage from the county that it is an official bike route. There are many areas where you can not safely pass bikers at blind curves such as in between Uplands Dr. and Alta Vista Ct. This will be compounded with any increased traffic from a rezone.

PLEASE DENY this project and rezone to maintain the Rural Region of Eldorado County with 5-acre parcels. The applicant already has an approved project and is entitled to build the project known as "Diamante Estates". 19 lots ranging from 5 to 12 acres.

Sincerely,
Jamie and Heidi Timms

--

Debra Ercolini
Development Aide II

County of El Dorado
Planning and Building Department
Planning Division
2850 Fairlane Court

2/24/2020

Edcgov.us Mail - Fwd: Vote No on Vineyards Rezone: Traffic Safety Hazard

Placerville, CA 95667
(530) 621-7674 / FAX (530) 642-0508
debra.ercolini@edcgov.us

EDC COB <edc.cob@edcgov.us>

Mon, Feb 24, 2020 at 2:39 PM

To: Jeanette Salmon <jeanette.salmon@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

FYI - 19-1524

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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[Quoted text hidden]



Public Comment

EDC COB <edc.cob@edcgov.us>

ATTN. SUPERVISORS - Vineyards Rezone

1 message

Della Clavere <dellaclavere@comcast.net>

Sat, Feb 22, 2020 at 4:26 PM

To: edc.cob@edcgov.us

Dear El Dorado County Supervisors,

We would like to add our voices to all of those that do not want the Vineyards project to be allowed a rezone. We would like the zoning kept to the 5-acre lot sizes and NOT rezoned to 1-acre as currently proposed.

We live in the neighboring District One. We sat through the meetings on Dixon Ranch and heard the argument of the property owners and developer that "Well, there's like development just down the road and there are apartments by Safeway just down the road....", etc., etc. We were happy that at least Dixon Ranch was only allowed one rooftop per one acre. Then, the following year they came back again and were allowed to fudge that a little. We didn't even hear about that until it already happened.

Now, if "..... like property zoning just down the road...." is used again as an argument for the Vineyards, we just want to let you know ahead of time that argument must be disregarded. It is used time and again to get these rezones and we don't want you to buy into it or any other development sponsored rationale for not following the general plan.

NO REZONE ON THE VINEYARDS!

Sincerely,
Stephen and Della Clavere



Public Comment

EDC COB <edc.cob@edcgov.us>

Re: Vineyards at El Dorado Hills Rezone

1 message

BOS Four <bosfour@edcgov.us>
To: Bruce Quinn <bquinnster@sbcglobal.net>
Cc: EDC COB <edc.cob@edcgov.us>

Sat, Feb 22, 2020 at 1:38 PM

Hi Bruce,


Thank you for your comments on the Vineyards project. I have copied our Clerk of the Board on my response to you so that your comments will be distributed to the full Board of Supervisors and become part of the public record.

Lori Parlin

El Dorado County District IV Supervisor

Phone: (530) 621-6513

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On Fri, Feb 21, 2020 at 4:20 PM Bruce Quinn <bquinnster@sbcglobal.net> wrote:

Lori:

I supported your efforts at getting elected to the BOS.

I would like to express my opposition to the developer rezones at both the Vineyard and Westside projects currently under consideration. These projects will further strain the infrastructure (water, traffic, schools) eventually requiring the taxpayers to foot the bill; while the developers get rich. Having grown up in the bay area I watched the developers ruin a once beautiful area one project at a time.

I request you vote no on both projects.

Best Regards,

Bruce Quinn



Public Comment

EDC COB <edc.cob@edcgov.us>

Fwd: Left Turn Lane into Sterlingshire

1 message

The **BOSONE** <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>
Cc: John Hidahl <john.hidahl@edcgov.us>

Mon, Feb 24, 2020 at 8:44 AM

For the 10:30 item, 2/25.

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page

----- Forwarded message -----

From: **Craig Whichard** <whichardcc@gmail.com>
Date: Mon, Feb 24, 2020 at 7:40 AM
Subject: Left Turn Lane into Sterlingshire
To: The BOSONE <bosone@edcgov.us>

Dear Supervisor Hidahl,

As the president of the Sterlingshire Homeowners Association I have heard numerous scary stories about drivers who have tried to turn left from westbound Green Valley Road into our neighborhood on Loch Way. Will the vehicles coming down the hill behind them at or above the speed limit, and faced with a stopped car turning left onto Loch Way, stop in time and not rear-end them? Or will they swerve and try to pass on the right where there is really no room? The worst story involved a car that actually swerved to the left into the oncoming traffic lane to avoid rear-ending the car that was stopped waiting to turn.

Due to these incidents I am extremely hopeful that the El Dorado County Board of Supervisors will support and approve the Loch Way left turn lane project that is included as part of the new Vineyards at El Dorado Hills development. I trust that the supervisors place a high priority on safety when decisions like this are made; I have observed that there are already a number of left turn lanes on Green Valley Road between Loch Way and Cameron Park. It would be very disappointing if the new left turn lane was approved and constructed only AFTER the occurrence of a tragic traffic accident resulting in severe injuries or, even worse, fatalities.

Although my primary concern is the safety of motorists entering our Sterlingshire neighborhood I would also like to comment on the Vineyards at El Dorado Hills development itself. As I am sure the supervisors are aware, the world population, which is currently around seven billion people, is predicted to exceed ten billion people by the end of this century. Therefore, I believe that a "no-growth" policy is simply impractical. What makes much more sense is a "smart-growth" policy. The Vineyards at El Dorado Hills is a good example of "smart-growth" as only 42 single family residences will be constructed on a 114-acre site. This leaves about 70 acres dedicated to open space such as oak woodlands, vineyards and a pond. I also understand that these one-acre lots will be developed in between existing half-acre lots to the south and two-acre lots to the north, which seems to be a very logical and sensible plan for using this acreage.

Thank you very much for your consideration and, hopefully, approval of the safety improvement for entrance into our Sterlingshire neighborhood. It would also be much appreciated if a safe bicycle lane between Loch Way and the Safeway shopping center was included in future plans.

Sincerely,

Craig Whichard

2221 Loch Way

El Dorado Hills, CA

Public Comment

#33

Dear Supervisor,

The Vineyards Development has some serious issues that we would like to comment on and request a denial of the project in its present form.

Noise – I have been a resident of El Dorado Hills for >25 years. The rear of my property backs up against Green Valley Road. What was an intermittent roar of pickup trucks or car noise back 10+ years ago has now grown into a steady high tone roar from a larger number of commercial vehicles, pickup trucks, cars and now larger than car SUV's which did not exist back 15-20 years ago. My wife and I cannot hold a conversation in our back yard at 3ft without yelling to be heard and it was not that way before. Adding any additional trips per day from The Vineyards without mitigating measures will not reduce a steady traffic roar from 6am - 8pm. An EIR noise modeling was completed several years ago for the previous Dixon Ranch project. While the modeling does not provide details of where the measuring device was placed in the various locations (none was done in my back yard). The most impacted stretch of road was between Silva Valley Pkwy and the Dixon Ranch entry from high sound levels (which The Vineyards Chartraw entry is part of). The #03 noise model (Green Valley-Silva Valley-Loch Way) had in 2015, existing noise of 60Lnd at 212.4 ft. At 50ft of road centerline existing noise level was 68.7, and projected to go to 70.8db with any new development, well above the county allowable limit. Per that EIR noise report, Quiet Urban day and night levels are 50 and 40 db levels. With The Vineyards and other new developments and no mitigating measures means we will continue to live with a constant droning noise level above the county limit from approximately 6 am to 8 pm daily.

It is unknown what the db level could be reduced to if the speed limit was reduced to 35mph east of the Chartraw intersection to match this same lower speed limit further west on Green Valley as the County has **refused, even though it is well within their authority to do**, requests from several residents to lower the speed limit for many years now. A lower speed limit will be a positive impact for the community to help reduce noise and increase the safety of the intersections along this stretch of Green Valley.

Utilities – While The Vineyards has decided to partake in the most attractive available utilities such as natural gas, electricity, phone, internet and EID water. It has refused connection to EID wastewater or reclaim water if available. There are EID sewer lines on Malcom Dixon accessible and available to The Vineyards and sewer hook ups should be required instead of 42 septic systems and potential ground water pollution and environmental hazards they can cause both locally and by run off to New York Creek and Folsom Lake. This would then preclude the future proposed 78+ lot development adjoining Vineyards to the north of also then being an additional environmental hazard of 78+ more septic systems.

Traffic – Using outdated 2015 traffic data is reckless in reviewing of The Vineyards project impacts. We are already seeing queuing time and traffic impacts at the 2025 data projections. Today's queuing at Loch Way and Green Valley are nowhere near what is stated in the Vineyard EIR. At peak times I almost never queue less than 1 minute to enter Green Valley from Loch. So called storage on Green Valley at Silva Valley is nowhere near what is stated in the Vineyards EIR. It is typical at am peak west bound that cars are queued on Green Valley from Green Valley/Salmon Falls intersection eastbound well past the Green Valley/Silva Valley intersection. This is now happening on weekend days as well and this was unheard of even as late as 2015. Per the Kimberly Horn Traffic study of 2015, the intersection of Green Valley and Loch Way has the 3rd highest increased queue time behind Green Valley/EDH Blvd and EDH Blvd/Franciscan in 2025 projections.

I have seen queuing at Loch Way go from being non-existent 10 years ago to now can be in the minutes, add more trips (474) from The Vineyards and it will make entering Green Valley from Loch Way like a NASCAR driver entering pit lane. The mitigating measure of adding turn lanes onto Loch from both east and west directions while helpful in preventing the recent increase in rear end collisions will make this intersection more complex. Adding the turn lanes will replace rear end collision with an increase in t-bone collisions as people try to deal with the turning and non-turning cars and squeeze into even smaller traffic gaps while entering onto Green Valley. Statistics show t-bone collisions are of a far greater severity and fatality prone collision than rear end ones. This intersection could be improved as I have also stated in the Noise section above. If the speed limit was reduced to 35mph at the Chartraw intersection to match the 35mph speed limit further west on Green Valley, but the County has **refused** to take action in the face of several residents request to lower the speed limit for many years to help increase safety of the intersections along this stretch of Green Valley. The Loch Way intersection presently sees the largest amount of peak volume vehicles (greater than EDH Blvd and Franciscan), a.m. (560 west bound/357 east bound) p.m. (286 west bound/641 east bound). The Loch Way intersection will go from a LOS C to D for a.m. and C to E for p.m. peaks in 2025. Add in the Vineyards and other proposed developments and this intersection goes to an E and F. Mitigation measures (band aid measures) do not reduce it to less than significant. On most mornings cars are queuing back toward and sometime to and past Loch Way from the Silva Valley/Green Valley intersection, but yet this intersection has no mitigation measures and it will become the newest additional bottleneck with Vineyards.

Fire Safety – Adding 42 lots and their habitants increases the risk of wild land fires. Greater than 90% of wild land fires are human caused. Adding this risk and the present terribly inadequate traffic/transportation routes of Green Valley make this area the next Paradise/Tubbs wildfire scenario waiting to happen.

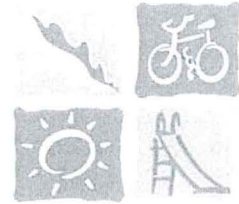
We request you reject the present The Vineyards Development plan. It should be required to adopt the Diamante Estates original project plan for this properties acreage.

Regards,

Dale and Linda Gretzinger
4120 Kilt Circle
El Dorado Hills, CA 95762

Public Comment

#33



El Dorado Hills
Community Services District

February 24, 2020

El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: **THE VINEYARDS AT EL DORADO HILLS**
REZONE Z16-0002 / Tentative Subdivision Map TM16-1528 / Planned Development
PD16-0001 / (submitted by OMNI FINANCIAL, LLC)

The Vineyards Project ("Project") continues to present itself as a project that has challenges to overcome, which may be corrected prior to approval by the Board of Supervisors.

The El Dorado Hills Community Services District ("District") appreciates this opportunity to submit comments to the El Dorado County Board of Supervisors as it relates to the above referenced project.

The District has provided comments to El Dorado County dating back to August 2017 regarding the development of the 42 single-family residential unit Project and the impacts that the subdivision will have on District-owned and operated facilities and programs.

The District continues to support the applicant's requests with the following comments:

Conditions of Approval ("COA, COA's")

Item #4 – Lighting: "Streetlights, if proposed, shall be shown on the final improvement plans. All streetlights installed shall be fully shielded to prevent excess glare and light. **A lighting and landscaping district shall be formed to provide for the maintenance of those lights.**"

The COA's require a Lighting and Landscaping Assessment District ("LLAD") be formed. What agency will oversee and be responsible for the management and maintenance of that LLAD, and what agency will the lighting, landscaping and open space responsibility fall unto should the Homeowners Association choose to maintain at a substandard level?

Item # 6 – Park Fees: "The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to the Planning Department prior to filing the final map."

El Dorado County is seeking park in-lieu fees (Quimby In-Lieu), however, the nexus for any such parkland to be utilized by the Project residents is geographically to be that of the El Dorado Hills CSD or Cameron Park CSD. The Project applicant representative made that very comment about planned use of El Dorado Hills CSD parks during an EDH Area Planning Action Committee meeting on December 12, 2018. The District contends that the nexus for any parkland dedication be required and that the appropriate pro rata share of Quimby In-lieu and any other park fees be allocated accordingly.

Additional Project Comments/Considerations

The District is in the final phase of its Municipal Services Review ("MSR"), and it is highly likely that the sphere of influence of the District will encompass the Vineyards Project. As such, an opportunity toward smart planning is available for the County to make in this situation, and the District respectfully requests that a commonsense approach and action(s) follow. The District is making a formal request here to require the Vineyards Project to be annexed into the El Dorado Hills CSD, should the MSR process be completed within the next 8 months.

In addition to the above comments and requests, copies of the previously submitted letters from the District are attached for reference.

We look forward to providing further comments throughout the planning review process. Should you have any questions or comments regarding the above, please contact me at (916) 614-3236.

Regards,



Tauni Fessler
Director of Parks and Planning
El Dorado Hills Community Services District

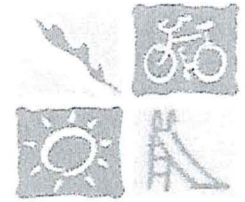
Enclosures (3)

1. Letter dated August 31, 2017, District Comments to El Dorado County – Proposed Development Review of the Vineyards Project.
2. Letter dated February 1, 2019, District Comments to El Dorado County – DEIR Review for the Vineyards Project.
3. Letter dated October 21, 2019, District Comments to El Dorado County – Notice of Public Hearing for the Vineyards Project.

cc: El Dorado Hills CSD Board of Directors

Public Comment

#33



El Dorado Hills
COMMUNITY SERVICES DISTRICT

August 31, 2017

Rommel Pabalinas, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

**RE: THE VINEYARDS AT EL DORADO HILLS – APN 126-100-24
EL DORADO HILLS COMMUNITY SERVICES DISTRICT
PROPOSED DEVELOPMENT REVIEW**

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) appreciates this opportunity to review and comment on the above referenced project. The District generally supports the proposed development with the following comments:

The District has responsibility for park and recreation facilities and programs, enforcement of CC&R's and design review, street lighting, cable television and solid waste franchise management, landscape and lighting district formations and administration, bicycle and pedestrian trail connectivity and planning. The proposed project submitted for our review and comments is currently not in the District's territory, but will impact the District through use of parks and facility amenities.

Referencing the Municipal Service Review (MSR) by El Dorado County LAFCO, completed in 2012, it depicts the Vineyards at EDH development abutting the El Dorado Hills CSD boundary and could be considered within our Sphere of Influence (SOI) after the MSR update is complete. The District contends that annexation is warranted, and requests that the project not progress past the point at which LAFCO could perform the necessary review of such contention.

We look forward to providing further comments throughout the planning review process, and the District is available to the applicant to explore the particulars of an annexation. Should you have any questions or comments regarding the above, please contact me at (916) 614-3212.

Cordially,

A handwritten signature in black ink, appearing to read "Kevin A. Loewen". The signature is fluid and cursive, with the first name "Kevin" being the most prominent.

Kevin A. Loewen
General Manager
El Dorado Hills Community Services District

Public Comment

#33



El Dorado Hills
Community Services District

February 1, 2019

Evan Mattes, Associate Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

**RE: NOTICE OF AVAILABILITY OF THE VINEYARDS AT EL DORADO HILLS PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT SCH #2017102026**

The El Dorado Hills Community Services District appreciates this opportunity to respond to the request for comments on the above referenced project. The District supports the applicant's request for a Notice of Preparation of a Draft Environmental Impact Report with the following comments:

Community Services District Purview for Parks, Recreation, and Quality of Life Elements

The El Dorado Hills Community Services District ("District") was formed on May 21, 1962 by County Board of Supervisors Resolution No. 98-62 and under Government Code §61600. Although the District has obvious powers related to parks and recreation, it has a broad and strong mission statement to: *"Enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities."* The proposed project and its environmental impacts that are evaluated and disclosed in the DEIR will directly, indirectly, and cumulatively affect many elements and factors that contribute to the quality of life of residents within the CSD's service area. Accordingly, the District is seeking through this comment letter to obtain impact mitigation through annexation of the project area into the District's jurisdiction, and/or further analysis and discussion of certain important issues. For instance, an analysis addressing the impacts and mitigation of said impacts unto the District so that better-informed decisions and public participation on this proposed project may occur.

Incomplete Analysis

The DEIR states in Section 3.10 "As described in the Initial Study prepared for the proposed project, with the addition of the proposed trails and open space and payment of applicable County fees, the proposed project will result in a **less than significant** impact to parks, and impacts to parks will not be discussed further in this EIR." However, the DEIR analyses are in respect to the County General Plan, which specifically addresses park and other quality of life element(s) goals. Goals that are accomplished by the District in the El Dorado Hills Community area.

The District is the local provider in the nearest proximity to the Vineyards Project that provides for certain quality of life elements, including parks and recreation services, senior enrichment services, refuse (garbage) services, telecommunications, and CC&Rs. In addition to those enabled authorities, the District represents the community of El Dorado Hills, specifically, legislatively for matters under the District's purview. New resident populations have recently

been found to create an impact to the park and recreation system; a park and recreational facility capital impact of \$11,718 per single family home. That finding is supported by a Nexus Study, which has been approved by the El Dorado County Board of Supervisors on July 17, 2018. There are also other ongoing maintenance, replacement, and operational costs, i.e. impacts, associated with the District's services to the community beyond capital facilities. The Vineyards Project, by proximity to the District, and the lack of comparable services provided within the vicinity, is presenting many unmitigated and unaddressed impacts within the DEIR.

The District has previously commented to El Dorado County concerning annexation of the Vineyards Project. See the dated and signed letter from August 31, 2017 (attached). The Vineyards Project abuts the current boundaries of the District. At the time of this report, El Dorado County LAFCO is conducting a district municipal service review (MSR), with the Project area – and other areas nearby – under specific consideration for inclusion into the sphere of influence (SOI) of the District. It is more than likely that the Project area will be included into the SOI given the Project's proximity and need for Project residents to seek the services provided by the District.

Further, during the December 12, 2018 El Dorado Hills Area Planning Action Committee (APAC) meeting the Project was presented by the Project representatives, which included a question and answer portion. The District General Manager inquired of the Project representative, if there were any parks within the Project plan and what/who would be providing those facilities – Senior Services, community pool, public parks – because the County relies on the District for those parks and recreation provisions in this area. The Project representative, Mr. Sandberg, provided a response that conveyed an expectation that the District facilities would be utilized by the planned Project residents. It is District Staff's understanding that this meeting was recorded by the Project representatives. The meeting and discussion was open to the public, and attended by more than 20 residents, as well as County Planning staff. Given this assertion of impacts from the Project representatives, there appears to be sufficient cause for more than a "less than significant" impact created by this project.

This Project presents specific and recognizable impacts for parks and recreation facilities, which are entirely unaddressed.

In addition to the environmental and quality of life elements addressed above, the District would like to take this opportunity to comment on District standard requirements related to residential developments. The proposed project is to be comprised of 42 single-family residential lots on 42.23 acres, five (5) open space lots totaling 65.58 acres, with a potential small-scale 25-acre vineyard to be planted on open space lots A, B, C, D.

In accordance with District Policy Series Number 6000, Facility Development including Guidelines for Parkland Dedication and Development Standards:

Parkland Dedication

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay Quimby fees in-lieu thereof, or by District Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate, as outlined in El Dorado County Subdivisions Ordinance.

Development Standards

Should parkland be considered for dedication to the District, Development Standards outlined in District Policy 6110 details several aspects of development and design requirements related to land suitable for dedication as an active recreation site (parkland). The District requires a conceptual park site design, demonstrative of the improvements proposed and their footprint within the proposed park site.

Preliminary review of site maps for this project identified wetlands/waterways, as well as a possible naturally occurring spring (seep). The District supports the preservation of such environmental elements, as they in-turn support the aesthetics, wildlife, and character of El Dorado Hills.

Separate of District Policy, the preservation of oak trees, open space, and ridgelines enhances the aesthetic character that defines El Dorado Hills, and supports all efforts for the Developer and County to maintain the maximum level of each.

Additional Project Considerations

A homeowners association (“HOA”) needs to be formed to finance ongoing operation and maintenance of streetlights (if any), streetscape, and for open space management. The District recommends the creation of a shell Landscape and Lighting Assessment District for the 42-unit development, as a backup funding mechanism in the event the Homeowner’s Association should fail to maintain the improvements to the District’s standards.

We look forward to providing further comments throughout the planning review process. Should you have any questions or comments regarding the above, please contact me at (916) 614-3236.

Regards,

Tauni Fessler

Tauni Fessler
Director of Parks and Planning
El Dorado Hills Community Services District

Enclosures (1)

1. Letter dated August 31, 2017, District Comments to El Dorado County – Proposed Development Review of the Vineyards Project



El Dorado Hills
Community Services District

October 21, 2019

Evan Mattes, Associate Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: **NOTICE OF PUBLIC HEARING - THE VINEYARDS AT EL DORADO HILLS
REZONE Z-16-0002 / Planned Development PD16-0001 / Tentative Subdivision Map
TM16-1528** (submitted by OMNI FINANCIAL, LLC)

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the Notice of Public Hearing as it relates to the above referenced project. The District has provided comments to El Dorado County dating back to August 2017 regarding the development of the 42 single-family residential unit Vineyard Project and the impacts that the subdivision will have on District-owned and operated facilities and programs. The District continues to support the applicant's requests with the following comments:

Community Services District Purview for Parks, Recreation, and Quality of Life Elements

The El Dorado Hills Community Services District ("District") was formed on May 21, 1962 by County Board of Supervisors Resolution No. 98-62 and under Government Code §61600. Although the District has obvious powers related to parks and recreation, it has a broad and strong mission statement to: *"Enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities."*

In a letter dated February 1, 2019, the District made the following comments related to the DEIR review, *"The proposed project and its environmental impacts that were evaluated and disclosed in the DEIR will directly, indirectly, and cumulatively affect many elements and factors that contribute to the quality of life of residents within the CSD's service area. Accordingly, the District is seeking through this comment letter to obtain impact mitigation through annexation of the project area into the District's jurisdiction, and/or further analysis and discussion of certain important issues. For instance, an analysis addressing the impacts and mitigation of said impacts unto the District so that better-informed decisions and public participation on this proposed project may occur."*

The District is the local provider in the nearest proximity to the Vineyards Project that provides for certain quality of life elements, including parks and recreation services, senior enrichment services, refuse (garbage) services, telecommunications, and CC&Rs. In addition to those enabled authorities, the District represents the community of El Dorado Hills, specifically, legislatively for matters under the District's purview. New resident populations have recently been found to create an impact to the park and recreation system; a park and recreational facility capital impact of \$11,718 per single family home. That finding is supported by a Nexus Study, which has been approved by the El Dorado County Board of Supervisors on July 17,

2018. There are also other ongoing maintenance, replacement, and operational costs, i.e. impacts, associated with the District's services to the community beyond capital facilities. The Vineyards Project, by proximity to the District, and the lack of comparable services provided within the vicinity, is presenting many unmitigated and unaddressed impacts.

According to the Transportation Impact Study for the Vineyards at El Dorado Hills, dated November 11, 2016, (reference pages iii and 32), it is expected that the project will generate 474 total new daily trips, utilizing specific roadways, bikeways and pedestrian facilities that will connect the Vineyards project to schools, parks and other public facilities; public facilities that are District-owned and operated, and offer amenities and services that will be utilized by the approximate 140 residents that will be generated by the Vineyards project.

The District has previously commented to El Dorado County concerning annexation of the Vineyards Project. See the dated and signed letter from August 31, 2017 (attached). The Vineyards Project abuts the current boundaries of the District. At the time of this report, El Dorado County LAFCO is conducting a district municipal service review (MSR), with the Project area – and other areas nearby – under specific consideration for inclusion into the sphere of influence (SOI) of the District. It is more than likely that the Project area will be included into the SOI given the Project's proximity and need for Project residents to seek the services provided by the District.

Further, during the December 12, 2018 El Dorado Hills Area Planning Action Committee (APAC) meeting the Project was presented by the Project representatives, which included a question and answer portion. The District General Manager inquired of the Project representative, if there were any parks within the Project plan and what/who would be providing those facilities – Senior Services, community pool, public parks – because the County relies on the District for those parks and recreation provisions in this area. The Project representative, Mr. Sandberg, provided a response that conveyed an expectation that the District facilities would be utilized by the planned Project residents. It is District Staff's understanding that this meeting was recorded by the Project representatives. The meeting and discussion was open to the public, and attended by more than 20 residents, as well as County Planning staff. Given this assertion of impacts from the Project representatives, there appears to be sufficient cause for more than a "less than significant" impact created by this project.

In addition to the direct impacts to District facilities addressed above, the District would like to take this opportunity to comment on District Policy and Standards related to residential developments. In accordance with District Policy Series Number 6000, Facility Development including Guidelines for Parkland Dedication and Development Standards:

Parkland Dedication

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay Quimby fees in-lieu thereof, or by District Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate, as outlined in El Dorado County Subdivisions Ordinance.

Development Standards

Should parkland be considered for dedication to the District, Development Standards outlined in District Policy 6110 details several aspects of development and design requirements related to land suitable for dedication as an active recreation site (parkland). The District requires a

conceptual park site design, demonstrative of the improvements proposed and their footprint within the proposed park site.

Preliminary review of site maps for this project identified wetlands/waterways, as well as a possible naturally occurring spring (seep). The District supports the preservation of such environmental elements, as they in-turn support the aesthetics, wildlife, and character of El Dorado Hills.

Separate of District Policy, the preservation of oak trees, open space, and ridgelines enhances the aesthetic character that defines El Dorado Hills, and supports all efforts for the Developer and County to maintain the maximum level of each.

Additional Project Considerations

A homeowners association ("HOA") needs to be formed to finance ongoing operation and maintenance of streetlights (if any), streetscape, and for open space management. The District recommends the creation of a shell Landscape and Lighting Assessment District for the 42-unit development, as a backup funding mechanism in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.

We look forward to providing further comments throughout the planning review process. Should you have any questions or comments regarding the above, please contact me at (916) 614-3236.

Regards,

Tauni Fessler

Tauni Fessler
Director of Parks and Planning
El Dorado Hills Community Services District

Enclosures (2)

1. Letter dated August 31, 2017, District Comments to El Dorado County – Proposed Development Review of the Vineyards Project.
2. Letter dated February 1, 2019, District Comments to El Dorado County – DEIR Review for the Vineyards Project.

cc: El Dorado Hills Board of Directors



#33

Public comment
EDC COB <edc.cob@edcgov.us>

February 25, 2020 Board of Supervisors Meeting Agenda Item 33: Vineyards At El Dorado Hills PD16-0001 El Dorado Hills Area APAC Subcommittee Report

1 message

El Dorado Hills Area Planning Advisory Committee <info@edhapac.org>

Thu, Feb 20, 2020 at 7:08 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Hello,

The El Dorado Hills Area Planning Advisory Committee previously submitted the attached EDH APAC subcommittee findings regarding the Vineyards at El Dorado Hills project, PD16-0001, to the El Dorado County Planning Commission, as the Commission considered the project at a hearing on October 24, 2019. We offer it again for review of the Board of Supervisors as they consider the project at the February 25, 2020 Hearing.

Our subcommittee provided a finding of Conditional Support. Concern was focused on two major items - the elimination of left turn movement at the Malcolm Dixon CUTOFF Road - Green Valley Road intersection, and a concern regarding the benefits of the project incorporating septic systems on site in lieu of utilizing El Dorado Irrigation waste facilities, located nearby the project, and utilized by the adjacent Wilson Estates/Overlook development.

While the elimination of the left turn movement on Malcolm Dixon CUTOFF Road was removed later in the planning process, preserving the traffic and circulation mitigation provided by the Malcolm Dixon CUTOFF Road for the Wilson Estates/Overlook development, El Dorado Hills APAC still has concerns regarding the proposed septic systems, and the calculations that determine the adequacy of the proposed septic systems (the full project acreage is part of the calculation of average lot size, which included 65.58 acres of open space that cannot be used as part of the proposed septic systems, vs. basing the calculation of average lot size on just the 47.45 acres being utilized for home construction).

While at least one of our conditional support concerns has been resolved (Left turn movement on Malcolm Dixon CUTOFF Road), our concerns regarding the septic system solution, and the supporting calculations remain. As such, our subcommittee continues to offer a recommendation of Conditional Support.

El Dorado Hills APAC appreciates the the significant amount of outreach provided by the project applicant, and the opportunity to provide resident input to the planning process.

Regards,
John Davey
2020 Chair

El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills CA 95762
<https://edhapac.org>
info@edhapac.org

2/21/2020

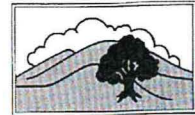
Edcgov.us Mail - February 25, 2020 Board of Supervisors Meeting Agenda Item 33: Vineyards At El Dorado Hills PD16-0001 El Dorado ...



EDH APAC Vineyards at El Dorado Hills Subcommittee Findings.pdf

231K

El Dorado Hills Area Planning Advisory Committee



APAC 2019 Board

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
Timothy White, Vice Chair tjwhitejd@gmail.com
Brooke Washburn, Secretary BWashburn@murphyaustin.com

1021 Harvard Way, El Dorado Hills, CA 95762
<https://edhapac.org>

October 23, 2019

El Dorado County Community Development Agency
Development Services Department, Planning Division
Attn: Evan Mattes
2850 Fairlane Court
Placerville, CA. 95667

The El Dorado Hills Area Planning Advisory Committee would like to submit the following questions, comments, and observations regarding the proposed **Vineyards At El Dorado Hills residential project PD16-0001**.

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) formed a project subcommittee, EDH APAC Vineyards Subcommittee (EDH APAC Subcommittee) to review the project DEIR - those comments were submitted to the El Dorado County Community Development Agency Development Services Department Planning Division on January 7, 2019. The EDH APAC Subcommittee is providing these findings as a review of the FEIR and the overall project.

To begin, EDH APAC was very pleased by the amount of outreach conducted by the project applicant, not only to EDH APAC, but also to the El Dorado Hills Community in the immediate Malcolm Dixon Road area. The applicant has generously presented their project multiple times over the past several years at our EDH APAC meetings, allowing the audience to ask questions, and raise concerns. The applicant also made allowances to extend the DEIR review and comment period well past the time as provided by CEQA.

However, EDH APAC would like to express our disappointment in the timeline provided to review the FEIR, proposed changes to the project addressed in the FEIR's response to comments, staff reports, and the continuing changes to the project being negotiated outside of public review, prior to the public hearing, but not presented to residents via official documents. We understand the sense of urgency to move a project along, as we, as well as the applicants, believed that the FEIR would be available in late summer or early fall 2019 - however, for a project that required a DEIR, we feel that it is appropriate that adequate time be provided to residents to thoroughly review the FEIR to understand any changes, and to be able to respond in an informed manner.

Transportation and Circulation

EDH APAC Subcommittee finds that the traffic impact analysis provides confusing conclusions. Specifically, the finding that with the left turn movement restriction at Malcolm Dixon Cutoff Road (Cutoff Road) would result in only 4 additional average daily trips to the Malcolm Dixon Road - Green Valley Road intersection. This seems to fail to account for the existing Wilson Estates/Overlook residents, who would lose the ability to complete a south to east left turn movement that they currently have access to.

While EDH APAC feels that both the current east to north, and south to east left turn movements at the Cutoff Road and Green Valley Road to be a less than safe condition - it was our understanding from both the Wilson Estates/Overlook project approvals, as well as the intent of the Malcolm Dixon Area Traffic Circulation Plan (MDATCP), and the Malcolm Dixon Area of Benefit (AOB) improvements, that one of the primary purposes of this segment of the Cutoff Road was to provide mitigation of increased traffic on Malcolm Dixon Road - that is to remove traffic from Malcolm Dixon Road. By eliminating Left Turn movements from the Cutoff Road, and redirecting that traffic flow back on to Malcolm Dixon Road, that this provision of the Vineyards at El Dorado Hills project *effectively eliminates a mitigation of the previous Wilson Estates/Overlook project*, as well as the intent of the MDATCP and AOB.

EDH APAC prefers that the Malcolm Dixon Cutoff Road and Green Valley Road intersection be improved and signalized - preserving the mitigation provided by the construction of the Malcolm Dixon Cutoff Road, removing additional traffic impacts to Malcolm Dixon Road, from this project and future MDATCP developments - and improving the safety and capacity of the Malcolm Dixon Cutoff Road and Green Valley Road intersection.

Malcolm Dixon Cutoff Road - past considerations:

Wilson Estates 14-1331E- Staff Report Exhibit P Proposed Mitigated Negative Declaration and Initial Study

XVI. TRANSPORTATION/TRAFFIC.

Multi-Project Area of Benefit: The project as proposed does not impact Malcolm Dixon Road to a degree that would require full participation in the Malcolm Dixon Area of Benefit Improvements. If this project proceeds in advance of any other project that is required to construct improvements as identified in the Exhibit X & Y of the Malcolm Dixon Area Traffic Circulation Plan (MDATCP), this project would construct the left turn pocket intersection improvements on Green Valley Road and a portion of the "Lot A, New Connector" road from Green Valley Road to the project entrance (approximately 331 feet, or 61 percent of the New Connector) only. In constructing these improvements at the sole cost of the project, the burden

of constructing the remaining improvements identified in the MDATCP would be reduced proportionately.

However, if the MDATCP improvements are constructed by others, the project would realize a significant benefit. Therefore, in the event that the Malcolm Dixon Area of Benefit Public Financing District (District) is formed, and the MDATCP improvements are constructed by others, the applicant would be required to participate in the District and pay their fair share of the cost of those improvements.

The project has been conditioned to dedicate right of way and design slope easements and set-backs consistent with the MDATCP Improvements. Therefore, this project as proposed does not preclude the creation of the District, or the construction of the MDA TCP improvements.

The area of benefit includes the following approved tentative maps: a. La Canada Tentative Map TM06-1421 (47 lots, 10/27/09); b. Alto LLC Tentative Map TM06-1408 (23 lots, 5/5/09); c. Grande Amis Chartraw-Malcolm Dixon Road Estates Tentative Map TM05-1401 (8 lots, 6/15/10); and d. Diamante Tentative Map TM06-1421 (19 lots, 10/27/09).

Area of Benefit Improvements: Improvements identified in the MDATCP include widening of Malcolm Dixon Road, realignment of the two curves on Malcolm Dixon Road and the connection to Green Valley Road through this project. The projects within the District will share the cost of all of the improvements.

The first project will be required to build all of the improvements and then be reimbursed by the subsequent projects their fair share of the costs. Public funds will not be utilized for the improvements.

Transportation Division's recommended conditions incorporate the same Area of Benefit conditions to the approved tentative maps listed above in the event that another project constructs the improvements in advance of this project. At the time of this staff report, no Final Maps have been submitted for any of the approved Tentative Maps. Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided, to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. Transportation and the Fire Department have recommended conditions to address concerns with the emergency ingress/egress capabilities of the project. Transportation has included conditions of approval to address the direct and cumulative impacts traffic impacts. As conditioned, impacts are anticipated to be less than significant. The Traffic Impact Analysis (TIA) dated March 3, 2011 and Supplemental TIA dated May 3, 2012, and Kimley-Horn and Associates, Inc., Traffic Impact Analysis Addendum 2, Wilson Estates, May 15, 2014, are provided as Attachments 17, 19, and 20.

<https://eldorado.legistar.com/View.ashx?M=F&ID=4958624&GUID=BD6D1083-8424-4A45-877A-2997C6C464CB>

**Planning Commission Hearing(s) Wilson Estates
14-1331-2A Planning Commission Minutes 10-09-14 11-4-14**

*Commissioner Stewart made the following comments:
"Reduces traffic onto Malcolm-Dixon Road"*

<https://eldorado.legistar.com/View.ashx?M=F&ID=4958634&GUID=09B96358-AA8B-4704-AD35-C5C4304482BC>

Density Bonus - Open Space - Vineyard Operation

While the density bonus is available by right, the significant change in both the number of lots, and the density of homes in the project, doubles the previously approved 19 home project. This remains a significant departure from the character of the existing community. The 19 home alternative was consistent with the surrounding existing development in the area, and was generally more compatible with the existing zoning.

The benefit of more open space from the 42 home alternative, while welcomed, doesn't particularly provide a community benefit, as most of the open space is only behind the walls and gates of the project. While pathways will be available to the public to access the open space, the only manner of accessing the open space is by foot, or by bicycle, since there are no concessions provided for vehicle parking outside of the project.

The entirety of the proposed vineyard operation remains undefined, therefore actual impacts from the vineyard feature cannot be determined, as they remain only loose suggestions, fluid, and subject to un-monitored changes.

Septic Systems

The EDH APAC Subcommittee has had many questions regarding the proposed septic systems of the project.

Understanding that the project is across Malcolm Dixon Road and the boundary for the El Dorado Hills Community Region, it seems questionable not to have the 42 homes utilize the sewage systems provided by the El Dorado Irrigation District (EID), which are literally in the road next to the project site. We understand that in the project scoping meeting that a comment was

submitted that utilizing EID sewage systems could be perceived as growth inducing, but that subsequent comments submitted in response to the DEIR from residents indicated that they would prefer to see the project use EID sewage systems. The impact of septic systems on the local soil and groundwater ecosystems of the previously approved 19 home project was spread across much more property, and in a less dense manner, consistent with the surrounding area. When the project applicant spoke at our October 9, 2019 meeting it was indicated that the concept of connecting to EID sewer service had been recently studied, and that the cost to connect to EID sewer service was significantly higher. The applicant suggested that such a connection could be considered later - but that seems unlikely at this point in the approvals process.

The comment identified as Q17 on Page 26 -28 of the DEIR response raises the question of whether a 1 acre parcel is large enough to support a septic system considering the average area rainfall.

Response A-17 addressing Q17 on Page 42 states

“County Ordinance 110.32, as well as the associated SWRCB policy language, specifically refers to average lot size. The project exceeds the average lot size for any of the rainfall conditions shown in OWTS Policy 7.8 Table 1, which requires a minimum lot size of 2.5 acres/single family unit for sites with 15 or less inches of rainfall per year and has the lowest minimum lot size requirement of 0.5 acre per single family unit for sites with more than 40 inches of rainfall per year. The average project density would be 2.7 acres per single family dwelling (42 residential lots/114.03-acre project site); this exceeds the minimum density requirements for parcels in the 20 to 25 inches of rainfall per year category and also exceeds the minimum size requirements for all rainfall categories shown in Table 1, meaning that the project density would meet the County requirements for septic under all rainfall conditions. No revision to the Draft EIR is necessary to address this comment.

However as the project description states on Page 7:

The proposed project includes subdivision of 42 single-family residential lots, one of which would

accommodate the existing residence, on a total of 42.23 acres. The remaining approximately 71.8 acres would include one 6.22-acre roadway lot and five open space lots totaling 65.58 acres

Since the focus of the SWRCB policy is land for sewage system installation, the average lot size calculation errs as it incorporates some 65.58 acres of open space that is unavailable for septic system consideration . The project density on the non open space is 42 single family residential lots on 47.45 acres for a density of 1.129 acres per single family dwelling. The lower average lot size should be used in project consideration

The comment identified as Q18 on Page 31 asked when testing recommended by the Septic Feasibility Study be done. Response Response A-19 on Pages 42 – 45 provides a modified Mitigation Measure 3.5-3a which identifies the studies are implemented prior to approval of the Final Map. This addresses the question posed.

The EDH APAC Subcommittee is offering a recommendation of Conditional Support

1. Preserving the traffic and circulation mitigation provided by the Malcolm Dixon Cutoff Road from the MDATCP/AOB and Wilson Estates/Overlook COAs by retaining the left turn movement (or signaling the intersection).
2. Ensuring that the septic systems on all 42 lots meet the SWQCB standards, and that Mitigation Measure 3.5-3a which identifies the studies are implemented prior to approval of the Final Map is part of the COAs

EDH APAC appreciates having the opportunity to provide comments. If you have any questions please contact John Davey, 2019 APAC Chair at jdavey@daveygroup.net, John Raslear, Vice Chair, at jjrazzpub@sbcglobal.net, or Tim White, Vice Chair, at tjwhitejd@gmail.com

Sincerely,

John Davey
El Dorado Hills Area Planning Advisory Committee 2019 Chair

Cc: EDCO Planning Commission
EDCO BOS
APAC read file

2/20/2020

Edcgov.us Mail - Item 33 Vineyard development



#33 public
comme
EDC COB <edc.cob@edcgov.us>

Item 33 Vineyard development

1 message

DON METTE <dmmette@yahoo.com>
To: edc.cob@edcgov.us

Thu, Feb 20, 2020 at 10:27 AM

Supervisors as a long time resident of Arroyo Vista Way, I writing to encourage the board to stand by the original agreement of 5 acre minimums. As most of you know this development as planned will increase more traffic on Malcolm Dixon road. Malcolm Dixon Rd previous old Green Valley Rd before it was realigned, barely meets the requirements for legal road requirements of today. On a given day you encounter many bike riders, foot traffic from the new development on the old Wilson Ranch. Not to mention the people from the new development exiting onto Malcolm Dixon instead using Green Valley. Please stick to the previous boards agreement of 5 acre minimums.

Thanks for your consideration
Don Mette
2080 Arroyo Vista Way
El Dorado Hills, Calif 95762
(916)849-4812
dmmette@yahoo.com
Sent from my iPad



Opposed to the Vineyard Project Increased Density Proposal

1 message

Jim Shoemake <JShoemake@sanjuan.edu>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Fri, Feb 21, 2020 at 8:17 AM

Good morning,

I am very much in favor of developers being able to make money off their investments, but Omni Financial bought this property understanding the zoning. If they wanted to invest in a high density project they should have bought property zoned for that. Please honor our communities desire to keep the Vineyard's at 5 acre parcels. This is also the plan that the developer originally agreed upon so they are not being harmed in any way by you voting to honor the original agreement. They knew what they were getting when they made their investment and it is not the county's role or obligation to assist them with their profit margin. Please vote "no" on Omni's increased density proposal. Thank you.

Jim Shoemake
Assistant Superintendent
Schools and Labor Relations
San Juan Unified School District

2/21/2020

Edcgov.us Mail - Vineyards



#33

public comment

EDC COB <edc.cob@edcgov.us>

Vineyards

1 message

aaury1@aol.com <aaury1@aol.com>

Fri, Feb 21, 2020 at 11:29 AM

To: jeff.hansen@edcgov.us, james.williams@edcgov.us, gary.miller@edcgov.us, jvega@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

How many times do the people of EDH have to tell you, "NO MORE GROWTH!" How many meetings do we need to attend to get the message across? How many emails do we need to send? Please listen to the people, we don't want any more growth.

Al Aury
695 Knight Lane
EDH 95762



#33
public comment
EDC COB <edc.cob@edcgov.us>

Development/Vineyards

1 message

xke4pa@aol.com <xke4pa@aol.com>

Fri, Feb 21, 2020 at 11:07 AM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, jvega@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us

People have a right to live in the type of community they choose. If you like big cities, you live in Sacramento, San Francisco, LA. If you like small quiet towns, you live in EDH, Placerville, Jackson etc. Developers don't have the right to take that choice away from the people and you, the Board of Supervisors, don't have a right to allow them to. These meetings are not about the rezone of the old golf course, or Malcolm Dixon, or the Vineyards or any other development planned, it's about growth and we don't want any more.

The developers are building homes and paving over our community to attract outsiders, not the people of EDH, there are plenty of homes for us. We deserve to have a say in our town, one that is clear and precise, one simple question.....Do you want more growth or not? It's a yes or no answer, not "Stop Gridlock" or "Save the earthworm." We will play the game if we have to but the fight is getting old. We continue to show up at the meetings by the hundreds, you're just not listening to the people who voted you into office. We don't want any more growth, not of any kind. Period

Paula Autry
695 Knight Lane
EDH 95762



February 25, 2020, meeting re Vineyards development

1 message

Anthony Sarge <a.sarge@sbcglobal.net>

Wed, Feb 12, 2020 at 10:16 AM

To: The BOSONE <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Members of the Board,

I am unable to attend the February 25 meeting on this subject, where I had intended to appear; however, I am writing this letter to express my strong disagreement with certain aspects of the proposed development.

By copy to the Clerk of the Board, I ask that this letter be read at the public meeting, instead.

The Vineyards development is uphill from my home of 31 years. I understand there is an agreement with the land developer to allow septic fields on each home site, in spite of adjacency to EID sanitary sewer hook-up. Whatever loophole allowed this should be closed immediately. Are we living in 1850, or the twenty-first century? This is outrageous.

Despite their design, leach fields are known to leak in periods of high rainfall, resulting in raw sewage percolating into the ground water. Further, my lot is bisected by New York Creek which will carry the sewage spills into Folsom Lake, a major source of drinking water.

Add to this, the fact that home builders and land developers can bypass increased costs by merely ignoring an easy EID sewer hook-up, is evidence of the primacy of profit over public safety, not to mention common sense.

I trust there will be sufficient public discontent over the form of the proposal to have it modified in time to address my concerns.

Thank you.

Anthony Sarge

El Dorado Hills
916-933-5765

Vernon and Phyllis Miller
2040 Casa Robles Rd
El Dorado Hills, CA 95762

Home: 916-933-2760 cell: 916-202-0608 email: verndmiller@yahoo.com

February 10, 2020

To: BOS One – John Hidahl
BOS Two – Shiva Frentzen
BOS Three – Brian Veercamp
BOS Four – Lori Parlin
BOS Five – Sue Novasel

Subjects: 1. The Vineyards at El Dorado Hills – Deny This Project
2. Suggestions for the consideration by the Board of Supervisors to better represent the citizens of El Dorado County

1. Deny the Planned Development proposal for The Vineyards at El Dorado Hills

Why is this proposal even being considered? Why can developers just keep coming back for more profitable projects to the detriment of existing property owners? A project for this property was approved for development several years ago in about 2007. It was named Diamante. It proposed a split into 5 acre parcels in conformance the zoning for our rural area. It was one of 5 parcels with proposals along Malcolm Dixon Road. There was much local opposition due to poor planning and the circumvention of the 5 acre minimum using the guise of "planned development". I, along with many other local citizens, opposed the other projects because of this higher density and related factors – i.e. traffic, water, sewer, lack of conformity to the existing area, etc. However, when the proposal for Diamante came before the Board of Supervisors, I specifically attended that meeting and voiced my support for that proposal because it did conform to the existing zoning and preserved our rural way of life. The Diamante project was approved. Omni Financial was a party to one of these projects and saw first-hand the opposition to the type development they are proposing in this "Vineyards of El Dorado Hills" project. They are now trying to subvert the zoning of this area using a "planned development" bonus. The use of Planned Developments and their density bonus is a means to get higher density than the basic zoning allows. Instead of the area retaining its rural character, which is embodied in the RE-5 zoning, these type developments usually

feature "exclusive gated enclaves" which is the antithesis of a rural area. The use of "planned developments" to get higher densities was never voted on by the citizens whereas the General Plan with its rural RE-5 zoning was voted on and approved by the citizens.

The developer seemed to be trying to pursue this proposal when the public was least able to react or participate - i.e. just before Christmas. Also, there was an inadequate period of notification of the hearing date to the public and adjoining residents. There were signs on the property signs regarding a future development but these were down for months and even when in place, were not located to be easily visible from the road.

The "Planned Development" proviso and its' accompanying density bonus is not a guarantee to developers and does not conform to a rural character of this area. Now is the time to actually "protect our county" instead of this simply being a catchy campaign slogan. Therefore the Board of Supervisors needs to deny this and all similar developers proposals

Background

When the "General Plan" was on the ballot for a vote I went to the meetings that were held to get support for that plan. An El Dorado County representative explained the areas on the north side of Green Valley Road were being zoned to retain their rural character - i.e. RE-5. Nothing was said about any exceptions or the subterfuge of using "planned developments" as a way for developers to get higher densities and also higher profits. The residents along the historical Malcolm Dixon Rd have now had high density housing imposed on them in a way that was not compatible with the surroundings regardless of what was marked on the "Negative Environmental Declaration". This project was known as the Wilson Estates before the name was changed to the Overlook.

Malcolm Dixon Road is a rural road running in an east/west direction where it fronts these projects. It has a very high usage by walkers and bicyclists. It is very dangerous twice a day due to the sun greatly hindering visibility of these hikers and bicyclists. The Overlook project was very unpopular because of it's' density but it did originally have a 14 foot setback from Malcolm Dixon to its' residential fences. This could have been used advantageously for a bike/walking path along one of the most dangerous parts of the road. However, the developer was allowed, during construction, to ignore the 14 foot setback shown on their plans and move the fences right onto the edge of the road easement. In fact, part of the fence was on the road easement and the developer used poor quality materials that did not even meet the minimum standards set out in their plan. I called the Planning Department and they said this setback change was under the authority of the Department of Transportation. The DOT assigned representative for this project told me that once the project was approved the developer had the right to change the setback. I also called Supervisor 1's office and asked his clerk for him to call about this matter but I never received a return call.

The residents along Malcolm Dixon Road now have a plain 6 foot high wood fence whereas there is a lot of distance between the lots on the Green Valley Road side and Green Valley Road. This “open space” is what qualified this project as a “Planned Development”, which provided the developer with more density. This resulted in lower costs for the developer per lot and more profit! Why wasn't there a transition zone on the Malcolm Dixon Road side verses all on the Green Valley Road side? Any argument that the ‘open space’ on the Green Valley Road side benefits wildlife is a little absurd since it puts any wildlife in a strip between fences and a heavily travelled road. A more logical explanation is that the setback from Green Valley Road basically benefitted the developer due to slope and traffic noise considerations.

When all the projects were being considered, a unified traffic circulation plan was proposed. The DOT proposed a road that was to connect between Malcolm Dixon and Green Valley Roads. At that time I maintained that the location proposed by the Department of Transportation was very poor since it was based on a false logic of natural traffic flow. I suggested that it could be made much more effective by moving it toward Salmon Falls Road whereas it would intersect Green Valley Road across from Loch Way and there could be a controlled intersection. However, the DOT representative always insisted it was properly located. Time has confirmed my earlier conclusion. I maintained that traffic was not going to come out of this project onto Malcolm Dixon Road and go east to the crossroad and then going down to Green Valley Road, where the visibility to oncoming Green Valley road traffic is not nearly as good and where there is no traffic signal, so they can then go West on Green Valley Road which then passes the Loch intersection. This is in contrast to my contention that the traffic from this project would go west toward Salmon falls Road where they could have the advantage of traffic signals if they were going towards Folsom, to El Dorado Hills Boulevard, Franciscan Drive, or Silva Valley Road. The solution to this poor planning was to put illogical turn restrictions for vehicles entering or exiting this development from Malcolm Dixon Road. These turn restrictions are frequently ignored and cannot be enforced. Also, the Malcolm Dixon Crossroad that was supposed to be the solution, according to DOT, has never been completed and is not needed.

The Overlook project could be the poster child of poor planning! It is the result of a planning, review and approval process gone awry. This project was jammed into a rural area and has streets that are so narrow that all curbs are painted red and marked “Fire Lane”. Plus, there is almost no on street parking. What the residents of this rural area received was a plain wood fence being placed on the Malcolm Dixon road easement, as contrary to the approved plan with more decorative fencing and a 14 foot setback from the road easement. This left the local residents with a wood fence and weeds with no landscaping or maintenance

which is a fire hazard. Please see attachment A to view the stark contrast between a rural area, along Arroyo Vista Road, as contrasted to the gated Overlook planned development.

What is the significance of these factors since the Overlook project has already been built?

1. It gives a background as to why the public does not trust the government.
2. Supervisor Hidahl wants this project to fund a one million dollar intersection improvement at Loch Way and Green Valley Road in his supervisorial district. However, it is in no way related to the Vineyard project or any of the others along Malcolm Dixon that have not been started. He cites traffic analysis to show that this project will affect that intersection. This analysis and conclusions seem to be based on the same invalid assumptions as were made by DOT in their flawed decision as to where to put the crossroad. However the reality is that my earlier analysis was correct and that most traffic, unless they are going to Cameron Park, Placerville or one of the strawberry patches, will go west to either Allegheny or Salmon Falls where they can go through a controlled intersection. This logical traffic flow is why the Vineyard developer was seeking to remove the turn restrictions. I understand that these turn restrictions are now removed for this project. Thus, the Loch intersection will see virtually no impact from traffic generated from these projects. Therefore, there is no reason that the Vineyards project should provide funding for a Loch Way intersection improvement. It should be noted that there is an alternative to using the Loch intersection by entering that development from Silva Valley Road. **If there is one million dollars available as a result of this Vineyard project perhaps it should be used to create a bike/walking path from Salmon Falls Road to at least the S curve.**

Supervisor Parlin, who represents the district in which this project is located, stated she was told that there was no opposition to this project. At the December 17th BOS meeting to consider this project, she acknowledged that there was actually considerable opposition. She presented a motion to deny this proposal. However, Supervisor Hidahl only wanted a continuance because he made the point that his district would lose out on this \$1 Million intersection.

2. Considerations for the Board Supervisors

1. When a property is purchased it should only be allowed to be developed based on the zoning that the voters approved. Why should a developer be able to amend the zoning or density, even if using the "planned development" bypass, to get more density. The developers know the zoning when the property is purchased and should be required to conform to it as has been the case with most, if not all, existing residents in the area.
2. Supervisor Hidahl mentioned that if the "planned development" provision is not allowed it should be eliminated. There would be a lot of support for that. Planned developments

and their accompanying density bonuses were not voted on or approved by the citizens. The BOS should give leadership and guidance that "Planned Developments" should only rarely be considered and only when there are compelling public benefit reasons and not just the ruse that any "open space" is beneficial to the public. Just look at the map of the county and you will find vast areas of open space public land.

3. Why does planning department usually try to assist the developers versus protecting current tax-paying citizens and the rural life style that brought them here. The BOS should provide the vision, leadership and direction to actually "Protect Our County" instead of this, or some variation, simply being a campaign slogan.
4. Why can developers resubmit proposals multiple times to try to get their higher density projects approved?
5. Who and why was it determined that "open space" was so valuable. In this case, 5 acre parcels with owners responsible for their property are usually much better maintained and fire resistant than open space type areas. Drive down Arroyo Vista and see how owners of these properties usually care for the land and contrast this to the fire susceptible weed covered "open space" in the Overlook project.
6. The County has always said it promotes the rural lifestyle. Exactly what is conveyed by having exclusive housing enclaves behind locked gates? Not exactly what the term rural implies. (see attachment B for a contrast of the rural setting on Arroyo Vista as contrasted to a gated high density area as shown by the Overlook)
7. It was said that 42 houses in this development would not use any more water than 21 houses on 5 acre parcels. Exactly how was that determined and what about the need for water for the grapevines. Also, who is going ensure that the grapes are maintained, watered, picked and not just planted for marketing purposes and abandoned. Do we really need more wine grapes in this county? I understand the HOA will have this responsibility but without an enforcement mechanism to ensure the HOA fulfills this responsibility.
8. If there really is a problem with the Loch Way intersection why doesn't the area served by that road form an assessment district or other entity to correct their problem?
9. The Overlook project was unanimously approved by the Members of the Board of Supervisors. After sitting through various BOS meetings the question is raised as to why the county even has districts since all Supervisors can vote on all issues even when it has nothing to do with their district. Why should the Supervisor from the Tahoe area vote on a project on Malcolm Dixon Road? Likewise, why should the Supervisors from the west slope districts be able to vote on proposals that have nothing to do with the area affected? Perhaps Supervisors should only vote "present" if the proposal is not related to their

district. Another possibility is to grant 2 votes to the supervisor in which the project is located. The current system makes it seem like vote trading is very tempting. This should be a high concern for all citizens.

10. Insist that the historical one-room, red schoolhouse on Malcolm Dixon road be preserved. The original Diamente project did protect this resource. The presenter for Omni's current proposal was very dismissive of the idea of protecting the schoolhouse saying it probably wasn't structurally fit implying it would likely be removed. How many original one-room schoolhouses remain where today's children can see what history's children experienced. Perhaps the County should forge a path to the preservation of this local treasure. Perhaps civic groups could be involved or even individuals may be willing to participate through time, talents and money. Personally, I will donate \$200.00 to this effort and I have had others also tell me they would contribute.
11. The BOS should direct the Department of Transportation to abandon all plans to remove the historical S curve on Malcolm Dixon Road and replace it with a very costly realignment of Malcolm Dixon Road, Chartraw Road and the proposed crossroad extension. This is particularly not needed since the illogical turn restrictions from these projects have been removed. The current intersection of Chartraw and Malcolm Dixon provides excellent visibility in both directions and the DOT plan would provide negligible benefits.

These are just a few of the questions and considerations that need to be made by the Board of Supervisors. In the meantime, **deny this proposal for the Vineyards** and tell Omni Financial to only return with a with a true 5 acre plan as this is zoned.

Respectfully Submitted

Vern and Phyllis Miller

Attachment A

A Pictorial Primer of the Difference between "Rural" and the Results from Indifference and Bias of County Officials toward Developers and Higher Densities and Against Existing Residents

It's time for the Supervisors to give new guidelines and set new standards!

What is "Rural"

Photos from Malcolm Dixon Rd and Arroyo Vista Road



Farm closed for the season.

Photo along Malcolm Dixon Road where Vineyards is proposed. This is what Overlook property looked like before Planners and Developers abused the RE 5 zoning-very rural!

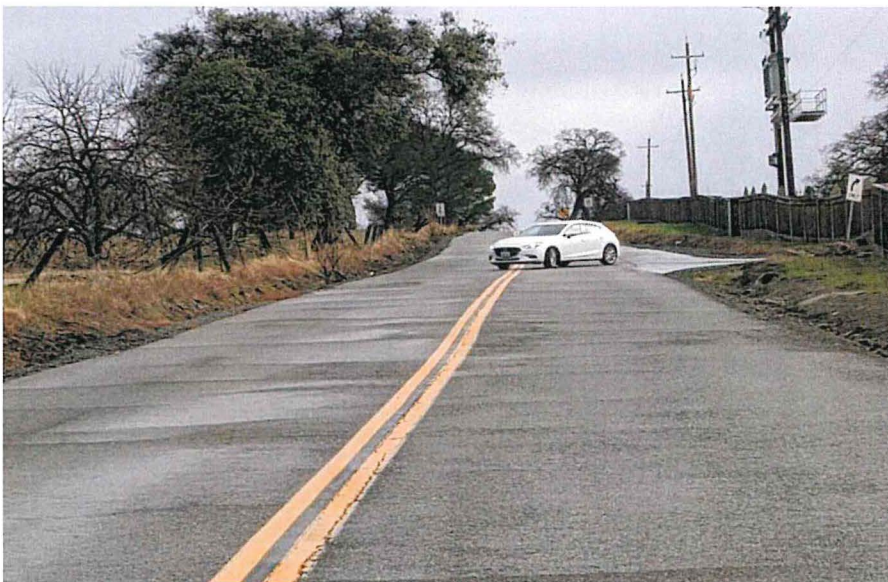


This is Overlook from Green Valley Road. Note distance to fences. This land qualified this project for a density bonus? However, this land is between Overlook's fences and heavily traveled Green Valley Rd. What was the public, environmental or wildlife benefit?





This is what the planners, DOT, and developers did to the local residents' rural setting. We got a fence right on the historical Malcolm Dixon Road right of way. There was supposed to be a 14 foot setback which could have had a bike/walking path and made this section of the road much safer. Note the illogical turn restriction signs.



Turn restriction sign being ignored.



The road, Malcolm Dixon Crossing, from Overlook onto Green Valley Road could have been placed in a much safer location. Traffic at 55 mph has only 5 seconds from becoming visible to this intersection.



Interior of Overlook - note street width is very narrow with red curbs on both sides marked "fire lane". There are 2 pullouts totaling 3 cars of on-street parking for this section of the subdivision. This is not very rural or compatible with the surrounding area.

DO WE NEED MORE "exclusive gated enclaves" in our rural area?



EDC COB <edc.cob@edcgov.us>

Attn Supervisors: No!!!! To golf course rezone and No!!! To high density development on Malcolm Dixon

4 messages

leslierivlin@gmail.com <leslierivlin@gmail.com>
To: edc.cob@edcgov.us

Sat, Feb 15, 2020 at 6:53 AM

Hello

I am really appalled to hear of yet another high density project in our lovely town. Don't you get it? We want to preserve the integrity of our rural beauty. We do not want to see houses jam packed on the golf course land or off of Malcolm Dixon. Enough is enough.

Leslie Ellwood

Sent from my iPhone

EDC COB <edc.cob@edcgov.us>
To: leslierivlin@gmail.com

Tue, Feb 18, 2020 at 8:50 AM

Hi,

I have forwarded your email on to the Supervisors and the Planning Department.

Thank you,

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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[Quoted text hidden]

EDC COB <edc.cob@edcgov.us> Tue, Feb 18, 2020 at 8:51 AM
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
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